

MEMORANDUM OF SALE

I, _____ have this 24th day of
September, 2014, purchased the premises described in the annexed Notice of Sale for the
sum of _____ dollars
(\$ _____) and hereby promise to comply with the terms and conditions
of the sale of said premises as set forth in the attached Terms of Sale and in this
Memorandum of Sale.

1. The County will prepare a Referee's Deed in the name of the person or entity set
forth below. Any requests for assignments, name changes, additional descriptions or
other changes made after the date of the sale will not be processed unless a fee of \$75.00
is paid by the party requesting the same.

Name on Deed: _____

Address: _____

Phone: _____

2. All property is sold "AS IS". Purchaser is responsible for all liens for taxes, water,
sewer and other municipal charges arising after May 9, 2014 to the extent that the bid
price does not cover those liens.

3. The balance of the bid price shall be paid in **cash or certified funds** payable to:
Joseph Maciejewski, Referee on or before **October 27, 2014** or the deposit will be
forfeited. Funds must be delivered to Referee's agent at 625 Delaware Avenue, Suite

304, Buffalo, New York 14202. The Referee, at his sole discretion, may extend the deadline, but is in no way obligated to do so.

4. The County shall prepare and provide a Referee's Deed to the purchaser. All other expenses of closing, including but not limited to costs of Recording the Referee's Deed, including Real Property Transfer Tax and Transfer Stamps, if any, and title continuation charges and title insurance costs shall be borne by the purchaser.

Dated: September 24, 2014

Purchaser

Received from the said purchaser the sum of _____
_____ dollars (\$ _____),

being at least twenty percent (20%) of the amount bid by said purchaser for the property sold by me pursuant to the Judgment of Foreclosure and Sale relative to the property described in the Notice of Sale.

Joseph Maciejewski,
Erie County Director of Real Property Tax Services
Referee

Closing Contact Information

Mosey Persico, LLP
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